

# RESIDENTIAL PROPERTY RECORD CARD

# CITY OF SPRINGFIELD

**Situs: 31 HOPE ST**

**Map ID: 067650150**

**Class: Two-Family**

**Card: 1 of 1**

**Tax year 2016**

## Current Owner

LI KEUNG YU & HING NAM  
YEUNG

1 WESTWOOD DR

WILBRAHAM  
MA 01095

## General Information

Living Units 2  
Neighborhood 118  
Alternate Id  
Vol/Pg  
District COS  
Zoning R1  
Class RESIDENTIAL



## Land Information

| Type                | Size  | Influence Factors | Influence % | Value  |
|---------------------|-------|-------------------|-------------|--------|
| PRIMARY SQUARE FOOT | 5,500 |                   |             | 35,400 |
| Total Acres: 0.1263 |       |                   |             |        |

## Permit Information

| Date Issued | Number | Price | Purpose | % Complete |
|-------------|--------|-------|---------|------------|
|             |        |       |         |            |

## Assessment Information

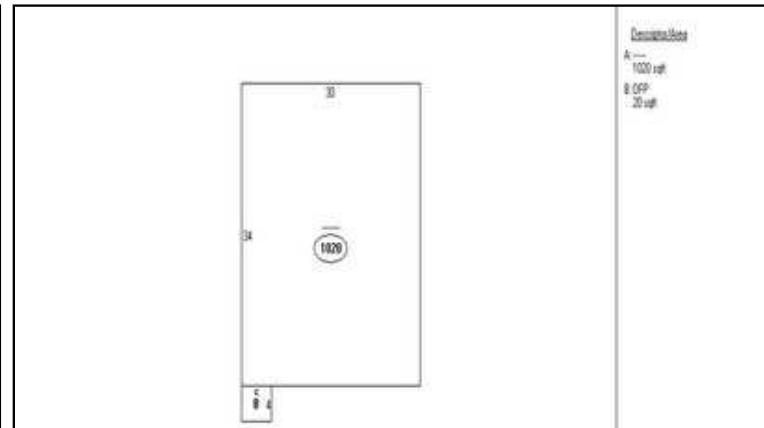
|          | Assessed | Appraised | Cost    | Income | Market  |
|----------|----------|-----------|---------|--------|---------|
| Land     | 35,400   | 35,400    | 35,400  | 0      | 35,400  |
| Building | 98,600   | 111,000   | 97,200  | 0      | 111,000 |
| Total    | 134,000  | 146,400   | 132,600 | 0      | 146,400 |

Value Flag MARKET APPROACH

| Sales / Ownership History |         |             |                |                              |                                |
|---------------------------|---------|-------------|----------------|------------------------------|--------------------------------|
| Transfer Date             | Price   | Type        | Deed Reference | Grantee                      | Grantor                        |
| 2013-08-02                | 110,000 | LAND + BLDG | 19954/587      | LI KEUNG YU & HING NAM YEUNG | FLANNERY DONALD J              |
| 1994-03-02                | 0       | LAND + BLDG | 08761/0029     | FLANNERY DONALD J            | FEDERAL DEPOSIT INSURANCE CORP |

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|                                 |            |                   |       |
|---------------------------------|------------|-------------------|-------|
| <b>Dwelling Information</b>     |            |                   |       |
| Style                           | DUPLEX     | Year Built        | 1966  |
| Story height                    | 2.00       | Eff Year Built    | 0     |
| Attic                           | NONE       | Ground Floor      | 1,020 |
| Exterior Walls                  | ALUM/VINYL | Area              |       |
| Masonry Trim                    |            | Amenities         |       |
|                                 |            | Total Living      | 2,040 |
|                                 |            | Area              |       |
| Color                           | NATURAL    |                   |       |
| <b>Basement</b>                 |            |                   |       |
| Basement                        | FULL       | Car Bsmt Gar      | 0     |
| FBLA Size                       |            | FBLA Type         |       |
| Rec Rm Size                     |            | Rec Rm Type       |       |
| <b>Heating &amp; Cooling</b>    |            | <b>Fireplaces</b> |       |
| Heat Type                       | BASIC      | Stacks            | 0     |
| Fuel Type                       | ELECTRIC   | Openings          | 0     |
| System Type                     | ELECTRIC   | Pre-Fab           | 0     |
| <b>Room Detail</b>              |            |                   |       |
| Bedrooms                        | 6          | Full Baths        | 2     |
| Family Rooms                    | 0          | Half Baths        | 0     |
| Kitchens                        |            | Extra Fixtures    | 1     |
| Total Rooms                     | 10         |                   |       |
| Kitchen Type                    |            | Bath Type         |       |
| Kitchen Remod                   | NO         | Bath Remod        | NO    |
| <b>Adjustments</b>              |            |                   |       |
| Int vs Ext                      | SAME       | Unfinished Area   | 0     |
| Cathedral Ceiling               |            | Unheated          |       |
| <b>Grade &amp; Depreciation</b> |            |                   |       |
| Grade                           | C          | Market Adj        | 0.00  |
| Condition                       | AVERAGE    | Functional        |       |
| CDU                             | AVERAGE    | Economic          |       |
| Cost & Design                   |            | % Good Ovr        |       |
| % Complete                      |            |                   |       |



| Outbuilding Data |      |        |       |       |     |      |       |
|------------------|------|--------|-------|-------|-----|------|-------|
| Line             | Type | Yr Blt | Meas1 | Meas2 | Qty | Area | Grade |

| Comparable Sales Summary |            |            |       |       |          |       |
|--------------------------|------------|------------|-------|-------|----------|-------|
| Parcel ID                | Sale Date  | Sale Price | TLA   | Style | Yr Built | Grade |
| 072400169                | 2014-06-13 | 156,750    | 1,764 | 12    | 1986     | C     |
| 074200007                | 2014-09-08 | 161,000    | 1,820 | 12    | 1987     | C     |
| 120450006                | 2014-08-20 | 170,000    | 2,064 | 12    | 1990     | C     |
| 004500014                | 2014-06-27 | 164,500    | 2,352 | 12    | 1990     | C     |
| 059900046                | 2014-03-28 | 154,900    | 1,766 | 12    | 1963     | C     |